

# LOCAL REVIEW CRITERIA FOR REVIEW OF HOUSING TAX CREDIT PROPOSALS UNIFIED GOVERNMENT OF WYANDOTTE COUNTY/KANSAS CITY, KANSAS

## INTRODUCTION

The Commission of the Unified Government of Wyandotte County/Kansas City, Kansas (UG) believes that one of the community's most attractive and positive characteristics is its cultural and racial diversity in which no one group constitutes a majority. It is the policy of the Unified Government to secure to all persons living or desiring to live in the City a fair opportunity to purchase, lease, rent or occupy housing or other real estate and to provide all persons full and equal access to housing regardless of race, sex, color, religion, ancestry, national origin, veteran status, sexual orientation, age, marital status, familial status or disability. Unlawful racial steering, discrimination and other forces promoting segregated housing must be eliminated. It is the intent of the Commission in the implementation of this Housing Tax Credit Policy to encourage racial and cultural integration as well as economic diversity.

## CRITERIA

The Unified Government is committed to the construction and maintenance of quality affordable housing in Wyandotte County. The construction of new affordable housing units together with the renovation of existing housing units can significantly improve the livability of neighborhoods and provide decent living conditions. The Unified Government recognizes that the Housing Tax Credit Program, established in the Tax Reform Act of 1986, Section 42 (m), is an important tool to achieve these objectives. The Kansas Housing Resources Corporation's (KHRC) state allocation plan requires a local review process prior to its consideration of housing tax credit proposals. The KHRC will not consider an application for housing tax credits "without a resolution from the local governing body stating that it is aware of and approves the housing development". In addition, the KHRC evaluates proposals based on specific selection criteria, in accordance with Section 42 (m) requirements. To complement the State review process, the Unified Government has established selection criteria which are appropriate to local conditions and priorities.

To ensure a fair and accurate review, the following will take place:

- Prior to submitting the UG LIHTC - Section 42 City Tax Credit Application and Binders, a pre-application meeting will be held with the developer and the UG staff for all proposals for housing tax credits applications
- The UG tax credit application and three (3) binders can be submitted anytime throughout the year for a Resolution of Support or a Bond Inducement Resolution after the pre-application meeting. The Local Review Committee will meet within three (3) weeks after receiving the application and binders to review and score the application. However, it is the UG's Commissioners intention to consider all applications no later than forty-five (45) days prior to the State acceptance of applications. Prior to the forty-five (45) days the Local Review must have taken place thirty (30) days prior. If an application is submitted past the UG's set time line, that application will be considered for the next State deadline date.
- All three (3) binders must include the Application and the Local Review Criteria for Review of Housing Tax Credit Proposals. After each criteria point insert your answer, estimated points, and the tab that directs the reviewer to the part of the binder containing

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the appropriate information. If no information pertains to a particular criteria point it may be left blank

- Each application will be evaluated on the basis of a point ranking system; determines if the proposal merits local support
- Each applicant must meet a minimum of 80 points in order to forward the application onto the Economic Development & Finance Standing Committee

## 1. Pre-Requisite Requirements

- a. Pre application meeting – Developers must meet with the Economic Development and Planning & Zoning staff prior to turning the application in for review.
- b. Ownership is Clear- The developer must provide evidence of recorded title of the real estate to be developed or a contract indicating that the property will be acquired pending the approval of the tax credit application.
- c. Feasible Market Analysis- Submission of a feasibility study that supports the ability of the development to attract market rate tenants for any market rate units; and low income tenants for the tax credit units. (This analysis is not required for developments of 12 units or less.)
- d. Financing in Place- Evidence of permanent financing and permanent loan closing documents (15 year minimum for properties of 10 units or more), as required by the KHRC.
- e. Compliance with Land Use and Zoning Requirements. The Director of the Department of Urban Planning and Land Use must certify that the proposed site is in compliance with the designated zoning and land use of the site. The Unified Government Board of Commissioners will not take action on a tax credit application until zoning is in place or approved subject to stipulations.
- f. Compliance with Long-Range Master Plan - The Planning Commission must certify that the proposed site is in compliance with the approved Long Range Master Plan for this area. Master-plan compliance is required prior to the project start date; however, it is not required to advance the review to Commission.

The Unified Government Board of Commissioners may take action noting the applicant may receive approval but contingent on the conformance with the Master-plan.

- g. Acceptable Environmental and Site Impacts- The <sup>1</sup>Directors of Public Works and or the Department of Urban Planning and Land Use must certify that that the proposed development will not have any significant adverse environmental or site impacts or that appropriate mitigation will occur. Considerations include: areas subject to flooding; close proximity to pollution generators; and sites with steep slopes or unsuitable for development.

<sup>1</sup> Do not contact the Director of Public Works or Urban Planning and Land Use. The document is to be turned in with the application.

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- h. Qualified Development and Management Team-
  - 1 Submit a formal property and tenant management plan, which at a minimum includes:
    - a. Enforcement and control measures
    - b. A future maintenance and reserve plan, as part of its operating plan
    - c. Indicate how the ability and experience necessary to complete and operate the proposed project will be attained
    - d. Management team and their qualifications managing similar projects
  - 2 Submit a complete list of all previous developed and operated similar market-rate development or tax credit development within and outside the Kansas City metro area, and include the following:
    - a. <sup>1</sup>A list of codes and police enforcement violations against each property and how the violations were corrected

<sup>1</sup>Submission of documentation is a pre-requisite requirement and is for information purposes only to review how an applicant takes care of complaints. The submission of the documentation does not disqualify any application from moving forward in the process.

- i. Adequate Storm Shelter Requirements- In addition to complying with local building codes, the plans for the development of new units must include a storm shelter or a protected area in the event of a severe storm. The Director of Emergency Management and or the Director of Planning and Urban Development of the Unified Government will review proposed plans to insure this protection is provided.

**2. Property Location**

- a. Neighborhood Revitalization Area (3 Points)

A proposed project located in the Unified Government's recognized Neighborhood Revitalization Area (NRA) will receive three points. The points will also be awarded to any property located within the NRA boundaries, but situated in a Tax Increment Financing District. (The NRA is recognized as a targeted development area within the community; however it should be noted that tax credit developments are not eligible for the tax abatement incentives received for development in an NRA unless noted within the approved NRA Plan. Figure C-1 indicates the boundaries of the existing NRA and TIF and locations.)

NOTE: The NRA plan is updated every three years.

Answer:

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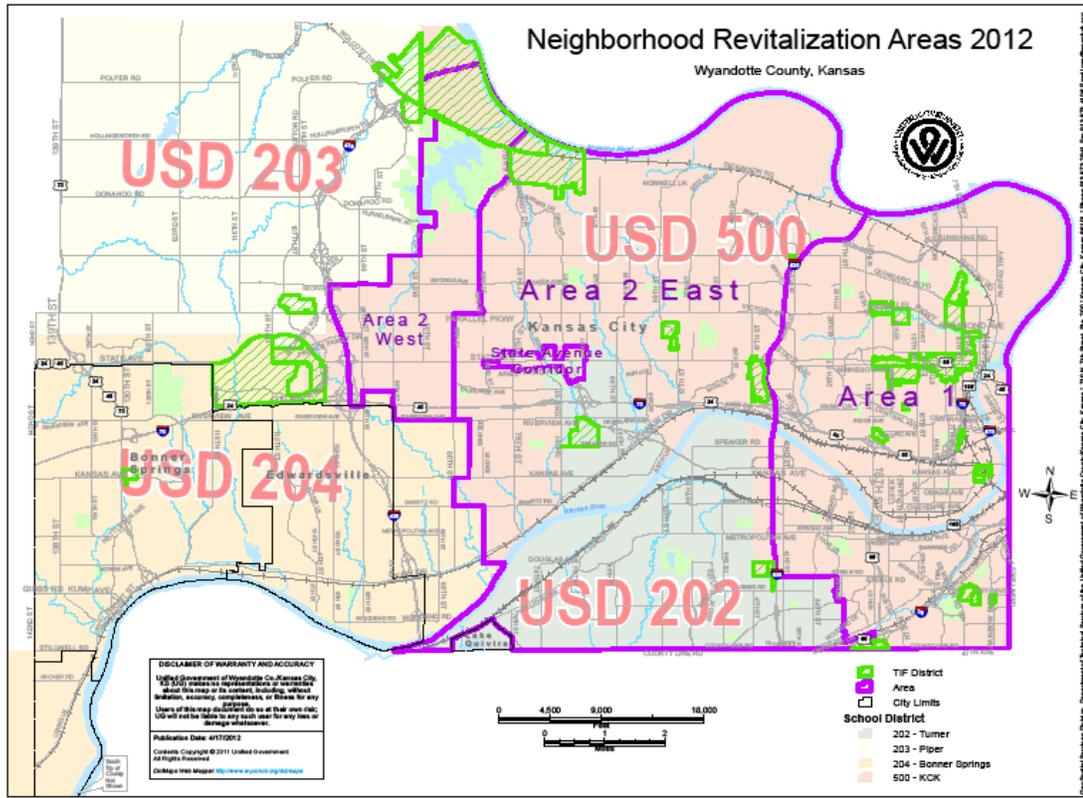


Figure C-1

- b. Conformance with Consolidated Plan Objectives (3 Points)  
The current Unified Government Consolidated Plan mentions low income housing tax credits, as an option for constructing or rehabbing affordable rental housing. This document must be signed by the Director of Community Development and is available in the Economic Development department.

Answer:

Pt: \_\_\_\_\_ Tab: \_\_\_\_\_

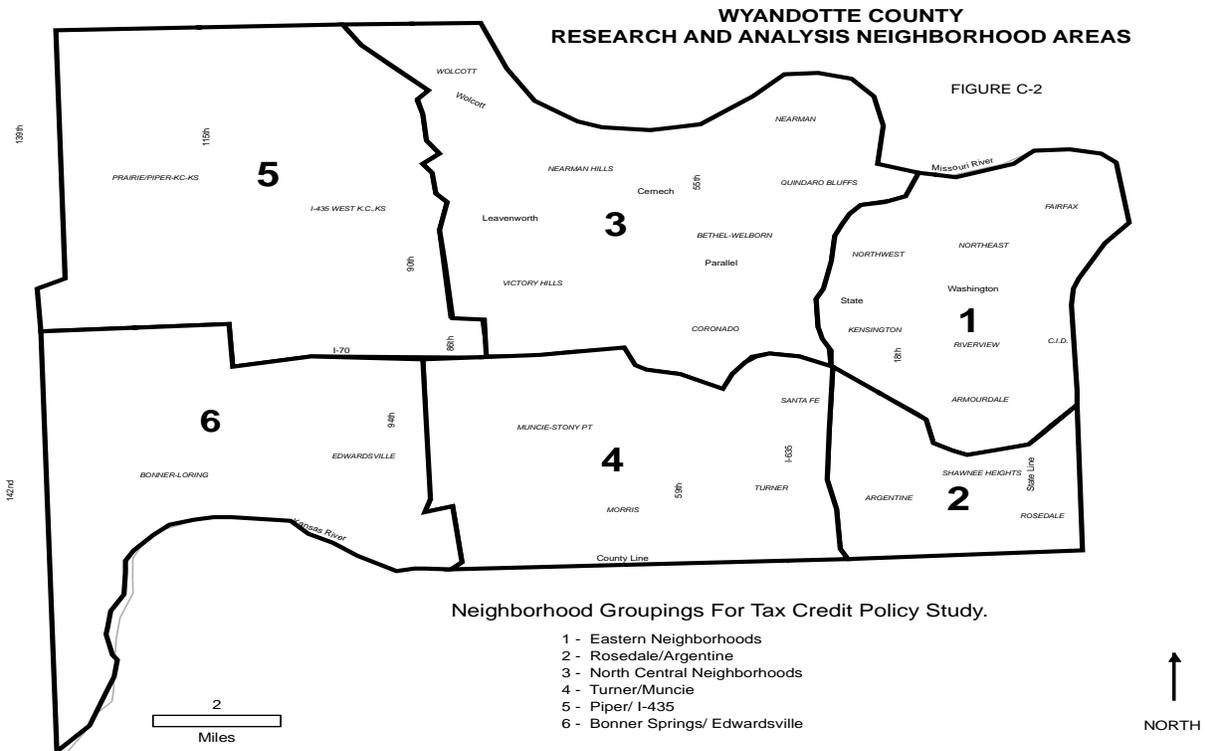
- c. Need for Affordable Housing in Area (2 Points)

The recent *Housing Tax Credit Policy Review (September 2004)*, conducted by the Unified Government Research Division, indicated that two areas of the city have fewer affordable units available than other areas of the city. If the development is located in either Turner/Muncie (area #4) or Piper/I-435 (area #5) two points are awarded. (Figure C-2 below indicates the boundaries of these areas.)

Answer:

Pt: \_\_\_\_\_ Tab: \_\_\_\_\_

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**d. Infill Site (2 Points)**

Infill sites receive two points. An infill site located in all areas (Figure C-2) will receive two points. As an example, the demolition of an existing structure or vacant lot and a new structure is built

Answer: \_\_\_\_\_ Pt: \_\_\_\_\_ Tab: \_\_\_\_\_

**e. Area Part of a Revitalization Plan or Designated Redevelopment Area (2 Points)**

The Unified Government Economic Development staff will verify with the Community Development Director and the Director of the Land Use and Planning Department to determine if the proposed site is situated in one of these areas. If so, two points are awarded. These areas may include: special planning areas, Tax Increment Financing Districts (TIF) areas, CDBG targeted neighborhood or development areas, or other designated area.

Answer: \_\_\_\_\_ Pt: \_\_\_\_\_ Tab: \_\_\_\_\_

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f. Qualified Census Tract (1 Point)

A proposed development located in a qualified census tract, in accordance to HUD regulations receives one point. A qualified census tract has either a poverty rate greater than 25% or over 50% of the households have incomes below 60% of the KC area median household income. (Figure C-3 displays qualified census tracts.)

Answer:

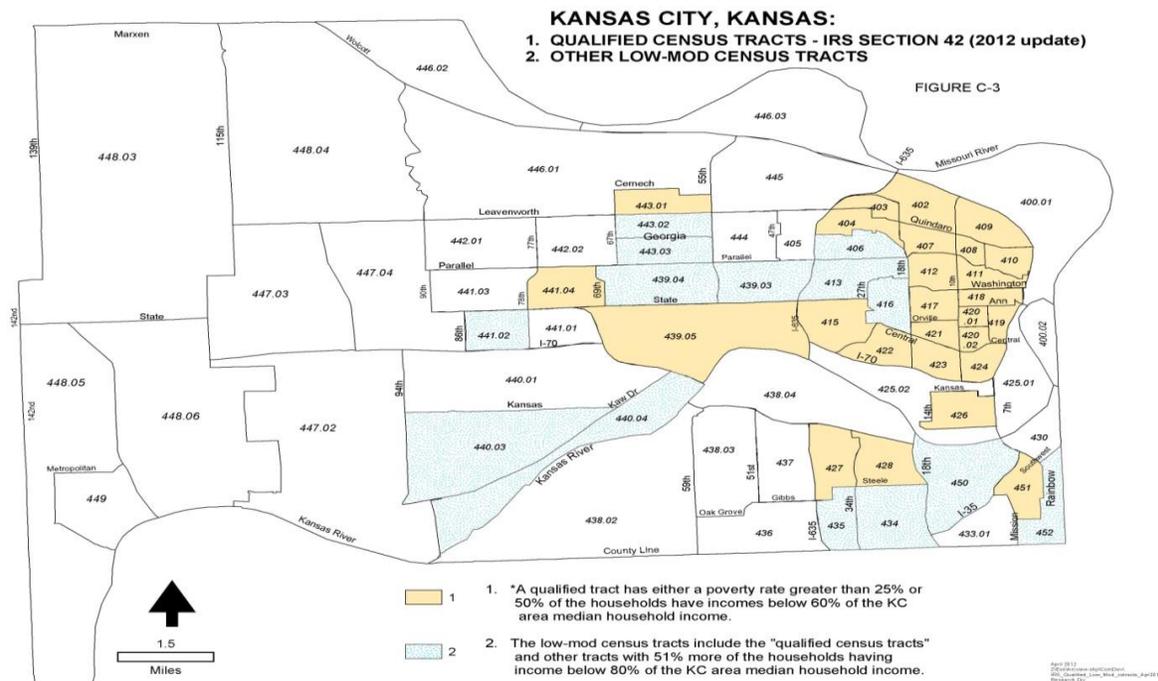
\_\_\_\_\_Pt: \_\_\_\_\_ Tab: \_\_\_\_\_

g. CDBG Low-Mod Census Tract (1 Point)

A proposed development located in a “low-mod census tract”, in accordance to HUD regulations receives one point. The low-mod census tracts include the “qualified census tracts” and other census tracts with over 50% of the households having a median household income below 80% of the KC area median household income. (Figure C-3 displays the low-mod and qualified census tracts.)

Answer:

\_\_\_\_\_Pt: \_\_\_\_\_ Tab: \_\_\_\_\_



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h. Availability of Nearby Services (Up to 6 Points)

1. Neighborhood Retail (1 Point)

One point is received if “neighborhood retail” services are currently available within one mile of the development. Neighborhood retail includes centers or shopping areas that offer convenience goods such as food/groceries, drugs, and personal services.

Answer: \_\_\_\_\_ Pt: \_\_\_\_\_ Tab: \_\_\_\_\_

2. Park/Trails (1 Point)

One point is given if the proposed site is within one mile of an existing neighborhood or community park, recreational facility, or trail system.

Answer: \_\_\_\_\_ Pt: \_\_\_\_\_ Tab: \_\_\_\_\_

3. Transit (1 Point)

One point is awarded if the proposed site is within a ½ mile of an existing transit line.

Answer: \_\_\_\_\_ Pt: \_\_\_\_\_ Tab: \_\_\_\_\_

4. Medical Facilities/Offices (1 Point)

One point is received if the proposed development is located within two miles of an existing medical office, clinic, or hospital facility. The medical facility should offer primary medical care service, as opposed to specialty care.

Answer: \_\_\_\_\_ Pt: \_\_\_\_\_ Tab: \_\_\_\_\_

5. Employment Centers (1 - 2 Points)

Two points are given, if the proposed site is within one mile of a significant employment center, while one point is received if the development site is located within three miles of such a center. An employment center may include: a commercial business or retail district; or an industrial or warehouse/distribution district. Example of such districts include: the Fairfax, Armourdale, and Santa Fe industrial districts; the 78<sup>th</sup> Street business corridor; downtown; Village West; and the KU Medical Center area.

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Answer: \_\_\_\_\_ Pt: \_\_\_\_\_ Tab: \_\_\_\_\_

6. School District Impact (No points)

The impacted school district may be notified for comment.

**3. Development Provides Affordable Housing for Low Income**

a. Any proposal for tax credits is required to meet one or a combination of these two conditions (4 pts - #1, 3 pts - #2, or a combination of both -7 Points)

1. Developments with 20% of units reserved for households, with income below 50% of area median, receive four points.
2. Developments with 40% of units reserved for households, with income below 60% of area median, receive three points.

Answer: \_\_\_\_\_ Pt: \_\_\_\_\_ Tab: \_\_\_\_\_

**4. Housing and Resident/Tenant Needs Characteristics**

a. Prevents Conversion to Market-Rate or Preserves Affordable Units (5 Points)

The acquisition of a property that may be subject to foreclosure or default or faced with an expiring rental assistance program would receive five points. In this instance, affordable units are retained. Rehabilitation is not required to earn these points.

Answer: \_\_\_\_\_ Pt: \_\_\_\_\_ Tab: \_\_\_\_\_

b. Preserves Historically Significant Structures (3 Points)

Historically significant structures include those buildings placed on the National

Historic Registrar or eligible for designation as determined by the Kansas City, Kansas Landmarks Commission. Three points are given for this designation.

Answer: \_\_\_\_\_ Pt: \_\_\_\_\_ Tab: \_\_\_\_\_

c. Funds a Unified Government Demolition or Rehabilitation Program (1-4 Points)

If an applicant does not have blighted buildings at its proposed development site, the applicant may fund a Unified Government program dedicated for demolition or rehabilitation of housing structures to receive from one to four points. The table below indicates the required level of funding for various development costs.

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Answer:

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Amount of Investment	Funding Per Point	4 Point Funding Cost
Less than \$4,000,000	\$15,000	\$60,000
\$4,000,000 to \$7,999,999	\$20,000	\$80,000
\$8,000,000 to \$11,999,999	\$25,000	\$100,000
More than \$12,000,000	\$30,000	\$120,000

- d. Minimal Impact to Existing Rental Market (2 - 5 points)  
This category awards points if the existing rental market (Apartments), in an area, is less impacted by the proposed development. Two areas of the City have significantly fewer rental units and therefore are less impacted by a new LIHTC rental development.
- If the development is located in either the Turner or Morris neighborhoods area #4 or Piper/I-435 (area #5) five points are awarded
  - If the development is located in the Muncie-Stony Pt neighborhood of area #4, two points are awarded

Answer:

Pt: \_\_\_\_\_ Tab: \_\_\_\_\_

- e. Rehabilitation of Existing Structures (5 Points)
- A development plan for the rehabilitation of an existing structures includes: 1) single-family, 2) duplexes, 3) townhomes, 4) apartments, 5) multi-family, 6) all non-residential buildings, 7) Land Bank property with a structure, 8) LIHTC development properties, or 9) previous assisted housing units or complex will be awarded five points
  - **All proposals must have a minimum of 25% market-rate units**

Answer:

Pt: \_\_\_\_\_ Tab: \_\_\_\_\_

- f. Rehabilitation of Blighted Structures (5 Points)
- A development plan that removes blighted structures by means of rehabilitation will be awarded an additional five points. Blighted structures may include vacant or abandoned existing housing or building structures that have been cited for code violations.
  - **All proposals must have a minimum of 25% market-rate units**

Answer:

Pt: \_\_\_\_\_ Tab: \_\_\_\_\_

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- g. Promotes Rehabilitation of Existing Scatter Site Single-Family Development (0 - 35 Points)
- If the proposal is for the rehabilitation of existing or blighted structures and is scatter site single-family, fifteen points will be awarded
  - If the proposed development meets Kansas requirement of rehabilitation; Kansas requires a minimum of \$10,000 per unit, five points will be awarded
  - If the average rehabilitation expense exceeds \$15,000 per unit, an additional five points will be awarded
  - **All proposals must have a minimum of 25% market-rate units**
  - If 33% of the units are market-rate an additional ten points are awarded

Answer:

\_\_\_\_\_Pt: \_\_\_\_\_ Tab: \_\_\_\_\_

- h. Promotes Rehabilitation of Family-Unit Complex Development (0 – 35 Points)
- If the proposal is for the rehabilitation of existing or blighted structures and is a family-unit complex development fifteen points will be awarded
  - If the proposed development meets Kansas requirement of rehabilitation; Kansas requires a minimum of \$10,000 per unit, five points will be awarded
  - If the average rehabilitation expense exceeds \$15,000 per unit, an additional five points will be awarded
  - **All proposals must have a minimum of 25% market-rate units**
  - If 33% of the units are market-rate an additional ten points are awarded

Answer:

\_\_\_\_\_Pt: \_\_\_\_\_ Tab: \_\_\_\_\_

- i. Promotes Rehabilitation of Alternative-Use Development (0 -35 Points)
- If the proposal is for the rehabilitation of building that went through a conversion development that had been previously used for non-residential, fifteen points will be awarded. An example of conversion/rehabilitation might be residential lofts or a mixed-use in a building that had been previously used for non-residential purposes
  - If the proposed development meets Kansas requirement of rehabilitation; Kansas requires a minimum of \$10,000 per unit, five points will be awarded
  - If the average rehabilitation expense exceeds \$15,000 per unit, an additional five points will be awarded
  - **All proposals must have a minimum of 25% market-rate units.**
  - If 33% of the units are market-rate an additional ten points are awarded.

Answer:

\_\_\_\_\_Pt: \_\_\_\_\_ Tab: \_\_\_\_\_

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- j. Promotes Rehabilitation of Mixed-Use Development (0 - 35 Points)
- If the proposal is for the rehabilitation of a mixed-use development fifteen points will be awarded
  - If the proposed development meets Kansas requirement of rehabilitation; Kansas requires a minimum of \$10,000 per unit, five points will be awarded
  - If the average rehabilitation expense exceeds \$15,000 per unit, an additional five points will be awarded
  - **All proposals must have a minimum of 25% market-rate units**
  - If 33% of the units are market-rate an additional ten points are awarded

Answer: \_\_\_\_\_ Pt: \_\_\_\_\_ Tab: \_\_\_\_\_

- k. Promotes Rehabilitation of Structures for Senior or Assisted-living Mixed-income Community (0 - 35 points)
- If the proposal is for the rehabilitation of a single structure or scattered site for either a senior or assisted-living developments it does not have a minimum requirement for market-rate units, and will receive at minimum of twenty-five points, but has the ability to receive additional points (see chart below)

Answer: \_\_\_\_\_ Pt: \_\_\_\_\_ Tab: \_\_\_\_\_

Points in this category are awarded as follows, for Senior or Assisted-living developments.

Market Rate Units Percentage	Points Received	Market Rate Units Percentage	Points Received
25-29%	2	50-54%	7
30-34%	3	55-59%	8
35-39%	4	60-64%	9
40-44%	5	65% or More	10
45-49%	6		

- l. Promotes New Construction (5 Points)
- **All proposals must have a minimum of 25% market-rate units**

Answer: \_\_\_\_\_ Pt: \_\_\_\_\_ Tab: \_\_\_\_\_

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- m. Promotes the Removal of Blighted Structures (5 Points)
- A development plan that removes blighted structures by means of new construction will be awarded an additional five points. Blighted structures may include vacant or abandoned existing housing or building structures that have been cited for code violations.
  - **All proposals must have a minimum of 25% market-rate units**

Answer:

\_\_\_\_\_ Pt: \_\_\_\_\_ Tab: \_\_\_\_\_

- n. Promotes New Construction of Scatter Site Single-family Development (0 - 35 Points)
- If the proposal is for the scatter site single-family unit development it will receive fifteen points.
  - If it includes demolition of structures or infill it will receive an additional five points.
  - If the infill or demolition is Land Bank property an additional five points will be awarded.
  - **All proposals must have a minimum of 25% market-rate units**
  - If 33% of the units are market-rate an additional ten points are awarded

Answer:

\_\_\_\_\_ Pt: \_\_\_\_\_ Tab: \_\_\_\_\_

- o. Promotes New Construction of Mixed-Use Development (0 - 15 Points)
- If the proposal is for mixed-use development it will receive an additional ten points.
  - If the mixed-use project is on a transportation corridor<sup>1</sup> it will receive an additional five points.
  - **All proposals must have a minimum of 25% market-rate units**

Answer:

\_\_\_\_\_ Pt: \_\_\_\_\_ Tab: \_\_\_\_\_

<sup>1</sup>A transportation corridor is North, South, East, and West in which at least one main bus line travels

- p. Promotes New Alternative-Use Development (0 -35 Points )
- If the proposal is for a new alternative-use development it will receive fifteen points. An example of conversion might be residential lofts or a mixed-use in a building that had been previously used for non-residential purposes
  - If it includes infill or the use of Land Bank property it will receive an additional ten points
  - **All proposals must have a minimum of 25% market-rate**
  - If 33% of the units are market-rate an additional ten points are awarded.

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Answer:

\_\_\_\_\_Pt: \_\_\_\_\_ Tab: \_\_\_\_\_

- q. Promotes New Construction of Family-Unit Complex Development (0 - 35 Points)
- If the proposal is for a family-unit complex development it will receive fifteen points.
  - If it includes demolition of structures or infill it will receive an additional five points.
  - If the infill or demolition includes Land Bank property an additional five points will be awarded.
  - **All proposals must have a minimum of 25% market-rate**
  - If 33% of the units are market-rate an additional ten points are awarded.

Answer:

\_\_\_\_\_Pt: \_\_\_\_\_ Tab: \_\_\_\_\_

- r. Promotes New Construction of a Senior or Assisted-living Mixed-income Community (0 - 35 points)
- If the proposal is for either a senior or assisted-living developments it does not have a minimum requirement for market-rate units, and will receive at minimum of fifteen points, but has the ability to receive additional points (see chart below).
  - If the proposal includes Land Bank property an additional ten points will be awarded.

Answer:

\_\_\_\_\_Pt: \_\_\_\_\_ Tab: \_\_\_\_\_

Points in this category are awarded as follows, for Senior or Assisted-living developments.

Market Rate Units Percentage	Points Received	Market Rate Units Percentage	Points Received
25-29%	2	50-54%	7
30-34%	3	55-59%	8
35-39%	4	60-64%	9
40-44%	5	65% or More	10
45-49%	6		

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s. Owner-Occupied Component (3 Points)

Three points are awarded if development proposal includes a viable option for the tenant to purchase the unit at the conclusion of the 15-year compliance period.

Answer:

\_\_\_\_\_ Pt: \_\_\_\_\_ Tab: \_\_\_\_\_

t. Units for Larger Families (1 - 3 Points)

Proposals that include 3 bedroom units will receive one point in this category.

- If Land Bank property is used an additional one point is awarded
- If 33% of the units are market-rate an additional one point is awarded
- **All proposals must have a minimum of 25% market-rate units**

Answer:

\_\_\_\_\_ Pt: \_\_\_\_\_ Tab: \_\_\_\_\_

u. Minimal Adverse Impact Upon Public-Assisted Housing (5 Points)

The Local Review Committee members will make this determination. The location in the community of other tax credit developments, public housing sites, and HUD listed section 8 properties will be considered in evaluating the impact of the proposed development:

- Five points are given if the proposed development is expected to have only minimal impact upon existing properties.
- If the development is located near existing developments (1-2 miles) and is expected to be in direct competition for rental units, then no points are awarded.

Answer:

\_\_\_\_\_ Pt: \_\_\_\_\_ Tab: \_\_\_\_\_

v. Set-Aside Units for Persons w/Special Needs or Transitional Housing (1 - 2 Points)

This category is for proposals that include units with special features. Examples include: supportive housing for disabled; transitional housing for homeless; and assisted living housing. Proposals that include a minimum of 5% special-need tax-credit units in their proposal receive one point. Two points are awarded if 10% of the tax credit units in the proposal meet this condition.

Answer:

\_\_\_\_\_ Pt: \_\_\_\_\_ Tab: \_\_\_\_\_

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- w. Provide Residential Support Services (1 - 2 Points)

Residential support services may include: transportation van services; assisted-living; information and referral; and a resident association. One point is given for each support service provided, up to two points.

Answer:  
\_\_\_\_\_ Pt: \_\_\_\_\_ Tab: \_\_\_\_\_

**5. Financing Characteristics**

- a. Future Maintenance and Reserve Escrow Plan (3 Points)

A proposal clearly indicating a future maintenance and reserve plan, as part of its operating plan will be given three points for this category. At minimum, 5% of operating revenues should be set-aside as a future reserve to receive these points (this section is also a part of the pre-requisites for (h) (1) (b))

Answer:  
\_\_\_\_\_ Pt: \_\_\_\_\_ Tab: \_\_\_\_\_

- b. Low Percentage of Soft Costs (2 Points)

Two points will be awarded for this category, if the combined developer and consultant fees are less than 10% of the total development cost.

Answer:  
\_\_\_\_\_ Pt: \_\_\_\_\_ Tab: \_\_\_\_\_

- c. Returns of Part of Income Stream to Community (1 - 2 Points)

A proposal that returns a percentage of income to either a non-profit housing organization or a Unified Government housing rehabilitation program is eligible for these points. One point is awarded for each percent of income, derived from the tax credit units, that is allocated to one of the organizations referred to above. Two is the maximum number of points that can be received for this category (a not-for-profit applicant cannot give back to its self).

Answer:  
\_\_\_\_\_ Pt: \_\_\_\_\_ Tab: \_\_\_\_\_

- d. Strength of Applicant (1 - 2 Points)

If the applicant has extensive development experience for similar proposals, two points will be awarded. Market-rate and tax-credit apartment development and/or management will be considered as relevant experience. If the applicant's experience is limited (1-2 similar developments), then one point will be given.

Answer:  
\_\_\_\_\_ Pt: \_\_\_\_\_ Tab: \_\_\_\_\_

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- e. Applicant Not Fully-Funded in Prior Submission (1 Point)

One point is received, if the applicant received only partial tax credits in a previous submission for this proposal.

Answer: \_\_\_\_\_ Pt: \_\_\_\_\_ Tab: \_\_\_\_\_

- f. Leverages other Local or Federal Funding (1 Point)  
A proposal that also leverages Federal funding, such as CDBG, HOME, or HOPE funds at the federal level or local government funding, through possibly a TIF or benefit district, the proposal will receive one point for this category.

Answer: \_\_\_\_\_ Pt: \_\_\_\_\_ Tab: \_\_\_\_\_

- g. Applicant is a Tax-Exempt Organization (1 Point)

A tax-exempt applicant conforming to the guidelines of 501 (c) (3) or (c) (4) of the Internal Revenue Service Code, and participating as the owner, developer, or manager will receive this one point.

Answer: \_\_\_\_\_ Pt: \_\_\_\_\_ Tab: \_\_\_\_\_

- h. Local, Minority and Women Involvement (1 – 2 Points)

The use of LBE/MBE/WBE Subcontractors or Supplier during the construction portion of the development will receive points. Either each of the individual percentages must be met or the combined goal must be achieved. The two credit tiers can be found below.

Answer: \_\_\_\_\_ Pt: \_\_\_\_\_ Tab: \_\_\_\_\_

Tier 1 - (1 point) combined 25%      Tier 2 - (2 points) combined 35%

L = 15%  
M=10%  
W= 5%

L = 20%  
M=15%  
W=10%

**6. Planning and Development Standards**

- a. Design Standards and Architecture and Construction Quality, (6 Points)

Six points maximum can be earned in this category. Points will be given for each of the standards provided below.

1. Two points for 100% brick/stone construction or one point for 50% brick/stone construction;
2. One point for exceeding the landscaping ordinance by 35%;

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3. One point if all units have balconies/patios;
4. Three points if 60% of the units have garages or two points if 30% of the units have garages; or one point if no garages and 60% of the units have carports;
5. One point for neo-traditional design;
6. One point if plans for buildings include significant building articulation. Roof lines should be articulated at the unit level and include gables and dormers. The facade articulation should be at the unit level for major articulation (greater than 24 inches) and at the room level for minor articulation (8-23 inches). Unit entry points should be covered and accented as a major architectural feature of the building.

Answer:

\_\_\_\_\_ Pt: \_\_\_\_\_ Tab: \_\_\_\_\_

- b. New or Rehabbed Development Amenities for **Family-Unit Complex, Scattered-Site Single-Family, Mixed-Use, or Alternative-Use** (1 - 6 Points)

**NOTE:** All new or rehabbed development plans must be approved by the Director of Planning & Zoning to be awarded points in this category. Additional Planning & Zoning requirements may be needed.

Six points maximum can be earned in this category. Points will be given for each of the amenities provided below.

1. One point for swimming pool;
2. One point for clubhouse with a meeting room, workout room and small kitchen;
3. One point for a sports court (excluding sand volleyball);
4. One point for at least 30 feet of trails per unit or a connection to a recognized city or regional trail network (excluding parking lot and unit access);
5. One point for a play structure having at least one feature for every ten housing units, including: pair of swings, climbing wall, slide, slide pole, swing bridge, and monkey bars (If over 150 units in development, the play area should be divided into two areas for older and younger children, with replication of amenities discouraged.);
6. One point for each two of the following provided (or two points if four of the following provided etc.);
  - i. Sand volleyball pit;
  - ii. Barbecue grills and shelter (minimum size 10 by 15 feet);
  - iii. Wet basin with fish (1/2 acre surface minimum);
  - iv. In unit washer/dryer;
  - v. Hot tub/sauna (one large hot tub per 100 units);
  - vi. In unit fireplace;
  - vii. Large patio with seating area (ten sq. feet per unit – one seat for every four units).

Answer:

\_\_\_\_\_ Pt: \_\_\_\_\_ Tab: \_\_\_\_\_

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c. Development Amenities, **Senior or Assisted-Living Complex** (6 Points)

Six points maximum can be earned in this category. Points will be given for each of the amenities provided in 6(b) above, plus:

1. One point for each two of the following provided (or two points if four of the following provided);
  - i. Beauty shop;
  - ii. Rose garden;
  - iii. Community garden;
  - iv. Permanent card tables (one seat for every two units);
2. Four points for 24-hour nursing or two points for 8-12 hour nursing;
3. One point for an Alzheimer's ward;
4. One point for rehabilitation services, with either a physical therapist on staff or a room dedicated to physical therapy with suitable therapy equipment.

Answer:

\_\_\_\_\_ Pt: \_\_\_\_\_ Tab: \_\_\_\_\_

d. Neighborhood Organization Support (2 - 5 Points)

It is required that the developer outline contacts with neighborhood and business associations scheduled for each phase of the development. If the developer receives support of both nearby neighborhood organizations and business associations, five points will be awarded for this category. The "support" may be in the form of written statement or public testimony at a Unified Government planning or standing committee meeting. Two to three points may be awarded if the proposal receives a mixed level of support from various local organizations.

Answer:

\_\_\_\_\_ Pt: \_\_\_\_\_ Tab: \_\_\_\_\_

e. Attached or Detached Single-Family Development (1 - 3 Points)

A single-family development with either attached or detached units, with on-site property management, is viewed positively. Three points are received, if the proposal is entirely this type of development with on-site management. Two points are given, if 50% of the units are single-family attached or detached with on-site management. One point is awarded if 50% or more of the units are single-family attached or detached, but on-site management is not part of the development plan.

Answer:

\_\_\_\_\_ Pt: \_\_\_\_\_ Tab: \_\_\_\_\_

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**7. Ownership**

a. Local Ownership (5 Points)

If the proposal has local ownership (Wyandotte County) it will receive five points

Answer:

\_\_\_\_\_Pt: \_\_\_\_\_ Tab: \_\_\_\_\_